



-  Modern Detached Family Home
-  Four Bedrooms, Two En-Suites
-  Dining Kitchen – Bi-Folding Doors

-  South Facing Rear Garden
-  Parking & Garage
-  Inspection Highly Recommended

Price: £375,000 Subject to Contract

Viewing: Strictly by arrangement with The Agents (01704) 500 008





This immaculately presented, detached family house has been improved by the current owners with bi-folding doors from the Kitchen/Dining Room giving access to the good size, south facing rear garden.

Arranged across two floors, the gas centrally heated and double glazed accommodation briefly comprises: Hall, Living Room, fitted Kitchen/Dining Room, Utility and Cloaks/WC to the ground floor. Bedroom 1 has fitted wardrobes and an En-Suite Shower Room, bedrooms 2 and 3 share an Jack & Jill En-Suite Shower Room, Bedroom 4 is currently arranged as a Dressing room with a Family Bathroom completing the first floor.

Outside, a tarmac driveway provides off road parking to front and leads to the Garage which has been subdivided to provide a study area but could readily be reinstated. The enclosed rear garden is south facing, with paved patio leading to shaped lawn and raised timber terrace.

Located on the site of the former stately home, Greaves Hall, Hawtree Grove is a development of modern houses within the village of Banks.



Ground Floor:

Hall

Living Room - 5.46m x 3.3m (17'11" x 10'10")

Kitchen-Dining Room - 6.53m x 3.35m (21'5" x 11'0")

Utility Room - 1.75m x 1.35m (5'9" x 4'5")

Cloaks/WC

First Floor:

Landing

Bedroom 1 - 5.03m plus bay x 3.3m (16'6" x 10'10")

En-Suite Shower Room - 1.98m x 1.78m (6'6" x 5'10")

Bedroom 2 - 4.09m plus door recess x 3.51m (13'5" x 11'6")

Jack & Jill En-Suite - 2.49m x 1.37m (8'2" x 4'6")

Bedroom 3 - 3.51m x 2.97m (11'6" x 9'9")

Bedroom 4 - 3.51m x 2.29m (11'6" x 7'6")

Bathroom - 2.44m x 2.01m (8'0" x 6'7")

Outside: A tarmac driveway provides off road parking to front and leads to the Garage which has been subdivided to provide a study area but could readily be reinstated. The enclosed rear garden is south facing, with paved patio leading to shaped lawn and raised timber terrace.

Council Tax: Enquiries made of the Council Tax Valuation List indicate the property has been placed in Band (E)

Tenure: Freehold

Mobile Phone Signal: Check signal strengths by clicking this link: <https://www.signalchecker.co.uk/>

Broadband: Check the availability by clicking this link: <https://labs.thinkbroadband.com/local/index.php>

NB: We are required under the Money Laundering Regulations to check Purchaser's Identification Documents at the time of agreement to purchase.

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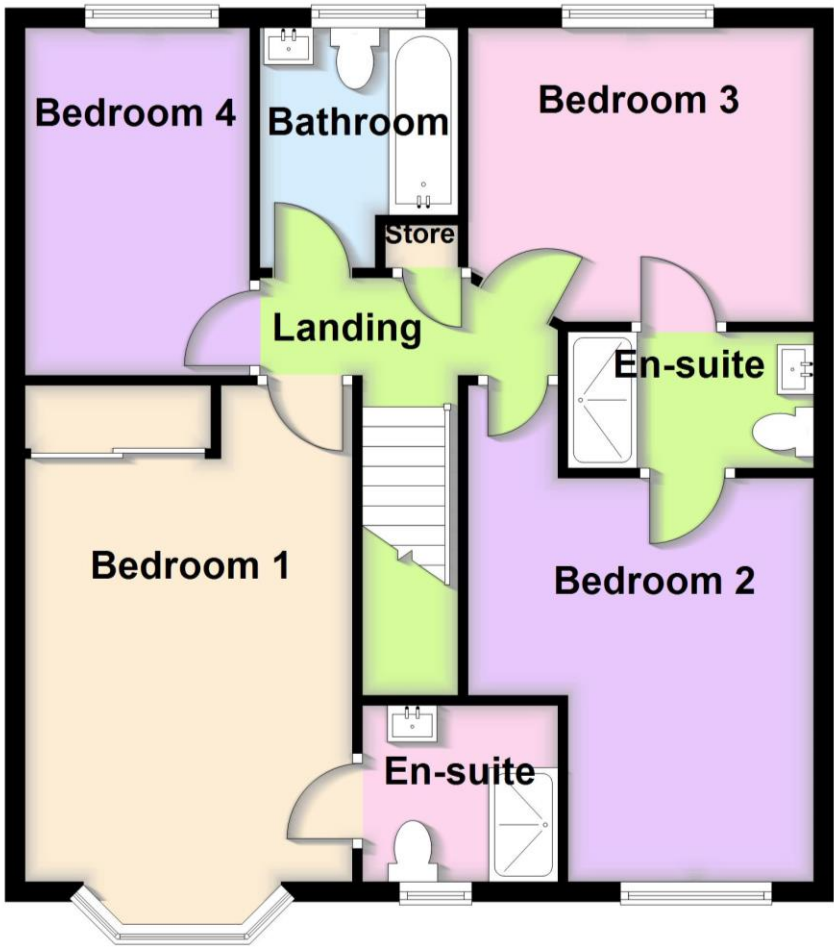
Ground Floor

Approx. 68.6 sq. metres (738.6 sq. feet)

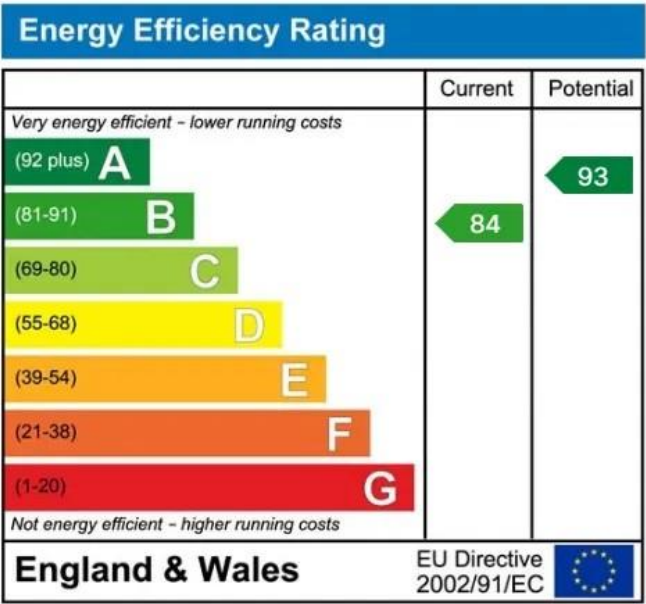


First Floor

Approx. 69.2 sq. metres (744.5 sq. feet)



Total area: approx. 137.8 sq. metres (1483.1 sq. feet)



Karen Potter Estate Agents confirm they have not tested any appliances or services at the property and cannot confirm their working condition or status. Prospective purchasers are advised to carry out their own investigations. The agents also give notice that these details do not constitute an offer or a contract and that no person employed by the agents has any authority to make or give any warranty or representation in relation to this property. All information supplied is believed to be correct but prospective purchasers should satisfy themselves by inspection as to the correctness of the statements contained in these particulars. If prospective purchasers have specific enquiries prior to viewing, please contact us and we will do all we can to clarify before an appointment to view is made. FLOOR PLANS NOT TO SCALE AND FOR ILLUSTRATIVE PURPOSES ONLY.



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